

**RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR
AGENCY TO THE SAN JACINTO REDEVELOPMENT AGENCY
APPROVING AND ADOPTING AN AMENDED PROPERTY 7 DATA
SHEET FOR THE LONG-RANGE PROPERTY MANAGEMENT PLAN
PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5**

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of San Jacinto elected to serve as the successor agency ("Successor Agency") to the San Jacinto Redevelopment Agency ("Redevelopment Agency"); and

WHEREAS, the Oversight Board is the Successor Agency's oversight board pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, following receipt of a Finding of Completion by the California Department of Finance ("DOF"), Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a long-range property management plan ("LRPMP") that addresses the disposition and use of the real properties of the Redevelopment Agency, and the LRPMP must be submitted to the Oversight Board and DOF for approval; and

WHEREAS, the Successor Agency prepared a LRPMP that addresses the disposition and use of the properties of the former Redevelopment Agency and contains all the information required under Health and Safety Code Section 34191.5, which was approved by the Successor Agency on June 2, 2015, and the Oversight Board on June 25, 2015, and thereafter submitted to DOF for review; and

WHEREAS, pursuant to direction from DOF, the Successor Agency amended the Property 7 data sheet for the LRPMP, which is attached hereto as Exhibit A ("Data Sheet"), to change the terminology for the use of Property 7 from "Government Use" to "Future Development" and to include language providing that once the City decides to sell Property 7 the City must enter into compensation agreements with the taxing agencies to ensure that they receive their pro rata share of the sale proceeds; and

WHEREAS, the Successor Agency approved the Data Sheet on December 1, 2015; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SAN JACINTO REDEVELOPMENT AGENCY, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. The approval of the Data Sheet through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act. The City Clerk is authorized and directed to file a Notice of Exemption with the appropriate official of the County of Riverside, California, within five (5) days following the date of adoption of this Resolution.

Section 3. Approval of the Data Sheet. The Oversight Board hereby approves the Data Sheet in substantially the form attached to this Resolution as Exhibit A.


Section 4. Further Acts. the Oversight Board hereby authorizes and directs the Successor Agency to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the LRPMP, including without limitation inclusion of the Data Sheet into the LRPMP previously approved by the Successor Agency and Oversight Board, and submittal of the LRPMP, as updated with the Data Sheet, to DOF.

Section 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 6. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED APPROVED AND ADOPTED at a special meeting of the Oversight Board for the Successor Agency to the San Jacinto Redevelopment Agency on the 16th day of December, 2015, by the following vote:

AYES: Heeren, Hults, Paisley, Prill, Frontino
NAYS: None
ABSTAIN: None
ABSENT: Elam, Turner


Fred Frontino, Chairperson

ATTEST:


Jan Catron, Oversight Board Deputy Secretary

EXHIBIT A

DATA SHEET FOR PROPERTY 7

(Attached behind this cover page)

Site # 7: Industrial Way

Owner:

- Successor Agency to the Redevelopment Agency of the City of San Jacinto

Address / Parcel Number:

- Not Applicable
- 435-020-031-8

Current Use / Description:

- Vacant Parcel
- Located on Industrial Way, west of Grand Avenue, immediately adjacent to City-owned vacant land and well-site

Acquisition Date / Acquisition Property Value / Acquisition Purpose:

- August 2, 2002
- Not applicable (transferred by City at no cost)
- Transferred to the Redevelopment Agency for development purposes.

Parcel Size:

- 1.0 acre

Current Zoning:

- Industrial Light

Estimate of Current Value / Property Revenue:

- \$114,000.00 estimate of value
- No property revenue

History of Environmental Contamination:

- No record of environmental studies

Potential for Transit-Oriented Development:

- Potential for transit-oriented development does not exist. The subject property is not located adjacent to major transit facilities.

Use or Disposition of Property:

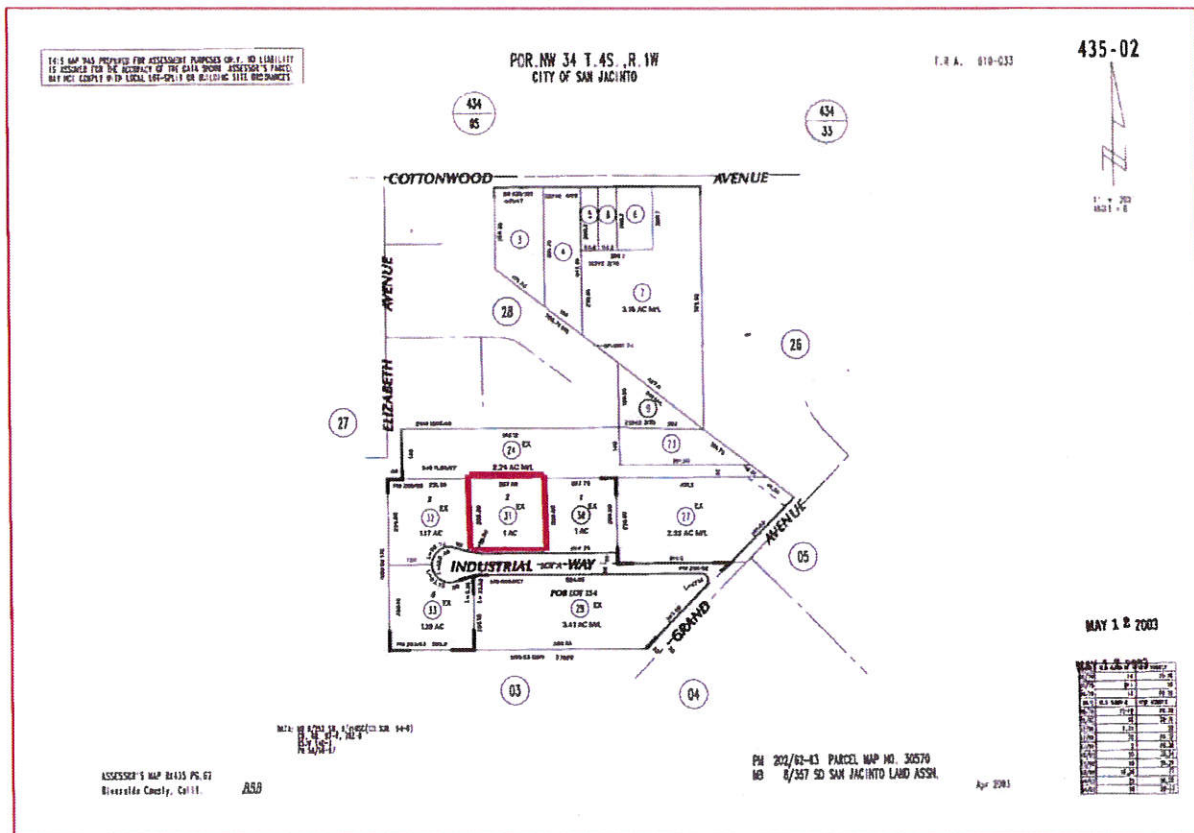
- Transfer to the City for future development, potentially as an expansion of the Public Works Corporation Yard. To the extent required by law, at the time of sale of the property, the City will enter into compensation agreements with the affected taxing entities.

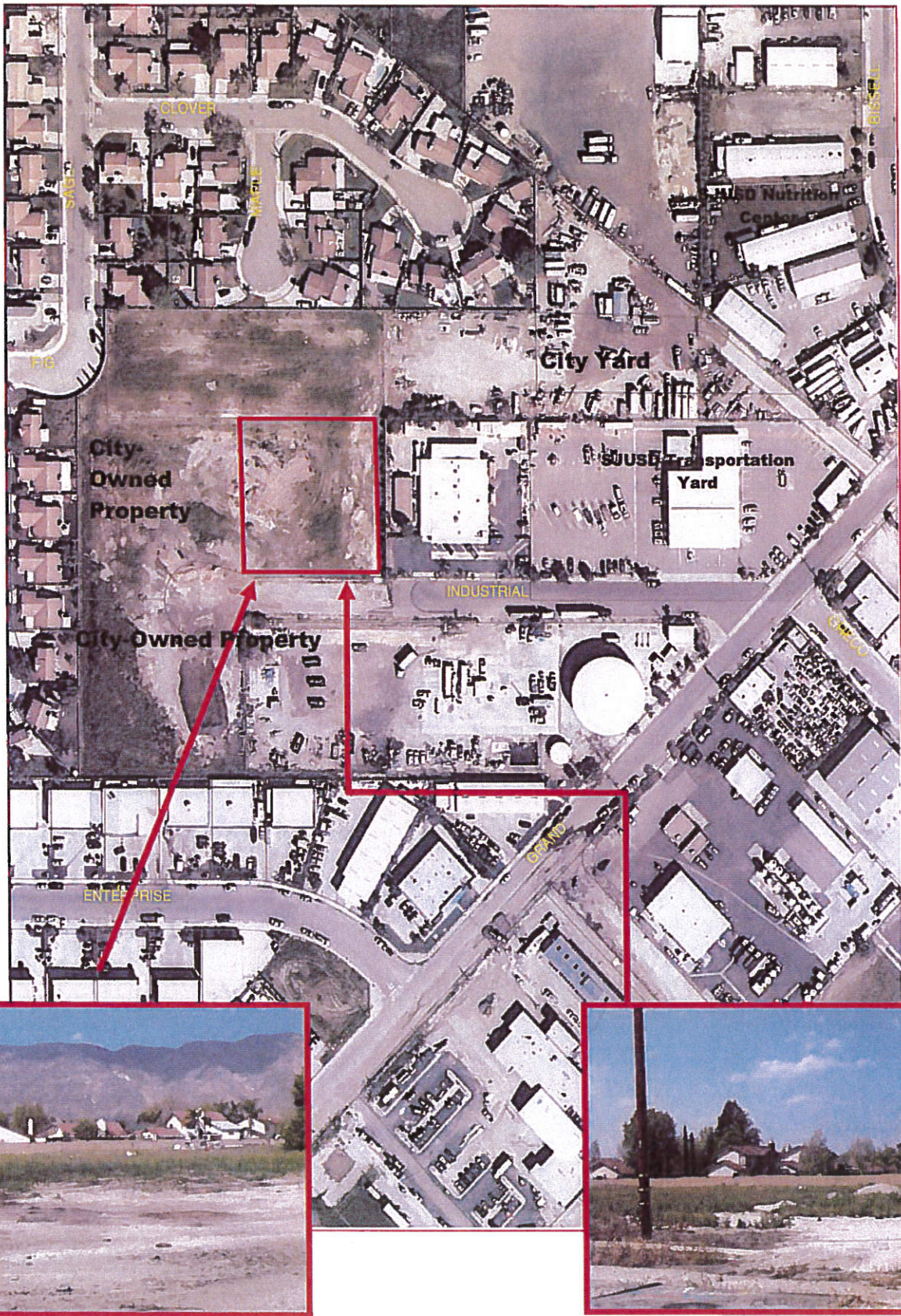
Advancement of the Planning Objectives of the Successor Agency:

- Not applicable.

Previous Development Proposals and Activity:

- No records of development proposals or activity.





STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF SAN JACINTO)

RESOLUTION NO. OB 15-07

**A RESOLUTION OF THE OVERSIGHT BOARD FOR THE
SUCCESSOR AGENCY TO THE SAN JACINTO REDEVELOPMENT
AGENCY APPROVING THE LONG RANGE PROPERTY
MANAGEMENT PLAN FOR SUBMITTAL TO THE STATE
DEPARTMENT OF FINANCE**

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of San Jacinto elected to become the successor agency ("Successor Agency") to the dissolved San Jacinto Redevelopment Agency ("Redevelopment Agency"), and pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a long-range property management plan ("Property Management Plan") that addresses the disposition and use of the real properties of the former Redevelopment Agency, and that must be submitted to the Oversight Board for the Successor Agency ("Oversight Board") and the State Department of Finance ("DOF") for approval; and

WHEREAS, staff of the Successor Agency prepared, and the Governing Board of the Successor Agency approved, the Property Management Plan attached hereto as Exhibit A that addresses the disposition and use of the real properties of the former Redevelopment Agency and contains all the information required under Health and Safety Code Section 34191.5.

NOW, THEREFORE, BE IT RESOLVED, ordered, and determined by the Oversight Board for the Successor Agency to the San Jacinto Redevelopment Agency, as follows:

SECTION 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

SECTION 2. CEQA Compliance. Pursuant to California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") and the State and local CEQA Guidelines, the Oversight Board determines that the approval of the Property Management Plan through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act. The Secretary to the Oversight Board is authorized and directed to file a Notice of Exemption with the appropriate official of the County of Riverside, California, within five (5) days following the date of adoption of this Resolution.

SECTION 3. Approval of Property Management Plan. The Oversight Board hereby approves the Property Management Plan in substantially the form attached to this Resolution as Exhibit A.

SECTION 4. Further Acts. Pursuant to Health and Safety Code Section 34180(j), the staff of the Successor Agency is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Property Management Plan, including without limitation submittal of the Property Management Plan to the DOF for approval, and posting the approved Property Management Plan on the Successor Agency's website.

SECTION 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

SECTION 6. Certification. The Secretary to the Oversight Board shall certify to the adoption of this Resolution.

SECTION 7. Effective Date. This Resolution shall become effective immediately upon its adoption.


MOVED, PASSED AND ADOPTED at a regular meeting of the Oversight Board for the Successor Agency to the dissolved San Jacinto Redevelopment Agency, on the 25th day of June 2015, by the following vote:

AYES:	Elam, Hults, Paisley, Prill, Frontino
NAYS:	None
ABSENT:	Heeren, Turner
ABSTAIN:	None



Fred Frontino, Chairperson

ATTEST:



Richard Miller, Oversight Board Secretary

EXHIBIT A

LONG-RANGE PROPERTY MANAGEMENT PLAN

[Attached behind this page]



**SUCCESSOR AGENCY TO
THE REDEVELOPMENT AGENCY OF THE
CITY OF SAN JACINTO**

**LONG RANGE
PROPERTY MANAGEMENT PLAN**

JUNE 2015

LONG RANGE PROPERTY MANAGEMENT PLAN

TRANSFER AND USE OF REAL PROPERTY ASSETS OF THE FORMER REDEVELOPMENT AGENCY

The Successor Agency to the former Redevelopment Agency of the City of San Jacinto ("Successor Agency") is required by Assembly Bill 1x 26 ("AB 1x 26") and Assembly Bill 1484 ("AB 1484"), collectively "Dissolution Bills," to prepare a Long Range Property Management Plan ("Property Management Plan") that addresses the disposition and use of the properties of the former Redevelopment Agency of the City of San Jacinto (the "former Agency").

The Dissolution Bills require the establishment of a Community Redevelopment Property Trust Fund, ("Property Trust Fund") administered by the Successor Agency, to serve as the repository of the former Agency's real properties upon approval of the Property Management Fund by the DOF. Some of the properties will be transferred from the Property Trust Fund to the City of San Jacinto ("City") pursuant to this Property Management Plan, and others will be sold by the Successor Agency.

The Property Management Plan addresses the disposition and use of the real properties of the former Agency and must do all of the following:

Include an inventory of all properties in the Property Trust Fund. The inventory shall consist of all of the following information:

- The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.
- The purpose for which the property was acquired.
- Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.
- An estimate of the current value of the parcel including, if available, any appraisal information.
- An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.
- The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.
- A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.
- A brief history of previous development proposals and activity, including the rental or lease of property.
- Address the use or disposition of all of the properties in the Property Trust Fund. Permissible uses include the retention of the property for governmental use, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The Property Management Plan shall separately identify and list properties in the Property Trust Fund dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

- If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the City.
- If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified immediately above, the proceeds from the sale shall be distributed as property tax to the taxing entities.

Following the approval of the Oversight Board and DOF, certain real property assets held by the Successor Agency will be sold; and the remainder will transfer to the City for governmental use. Sites #1, #2, #3, #4, #5 and #6 will be sold by the Successor Agency. Site #5 will be sold pursuant to an existing purchase and sale agreement that was approved by the Oversight Board on October 11, 2012 and was submitted to DOF on October 16, 2012. Sites #7, #8 and #9 will be transferred to the City for continued governmental use. Site #7 will be utilized to facilitate the expansion and relocation of the City's Public Works facilities, Site #8 will be used as a multi-modal facility for a Metrolink train station and possible bus stop by Riverside Transit Agency; and Site #9, which is adjacent to City Hall, will be used for a Civic Center.

Next Steps

The FOC was received by the Successor Agency on August 7, 2013.

Following approval of the Property Management Plan by the DOF, the Successor Agency will:

- Market Sites #1, and #2, and sell those Sites following receipt of acceptable offers.
- Negotiate and enter into escrow on Site #3 which received an offer of \$10,000.
- Continue the process necessary to close escrow on Site #4 pursuant to the existing purchase and sale agreement.
- Transfer Site #5 as a governmental purpose property to the Housing Authority. Continue negotiations and enter into escrow with C & C Development for the ultimate development of an affordable housing project.
- Request the Successor Agency transfer Sites #6, #7, #8 and #9 from the Property Trust Fund to the City and request City receive properties from the Property Trust Fund.
- Continue the steps necessary to facilitate the expansion and relocation of the City's Corporation Yard at Site #7; facilitate the establishment of a train station and bus stop at Site #8; and assist the construction of a Civic Center at Site #9 which will include a library as well as the relocation of the Community Center, the latter of which is necessary to accommodate the expansion of the Police Station into the existing and adjacent Community Center.

Site # 1: 786 N. Ramona Boulevard

Owner:

- Successor Agency to the Redevelopment Agency of the City of Jacinto

Address / Parcel Number:

- 786 N. Ramona Boulevard, San Jacinto, CA
- 434-090-005-5

Current Use / Description:

- Vacant parcel between two houses which front Ramona Boulevard southeast of State Street in San Jacinto

Acquisition Date / Acquisition Property Value / Acquisition Purpose:

- September 17, 2004
- \$110,298.00
- The property had been cited for code enforcement violations. The property owner could not afford to bring the property up to code and sold the property to the Redevelopment Agency. Thereafter, the Agency demolished the house.

Parcel Size:

- .24 Acres

Current Zoning:

- Commercial General

Estimate of Current Value / Property Revenue:

- \$45,000.00 estimate of value
- No property revenue

History of Environmental Contamination:

- No record of environmental studies.

Potential for Transit-Oriented Development:

- Potential for transit-oriented development does not exist. The subject property is not of adequate size to accommodate TOD and is not located adjacent to major transit facilities.

Use or Disposition of Property:

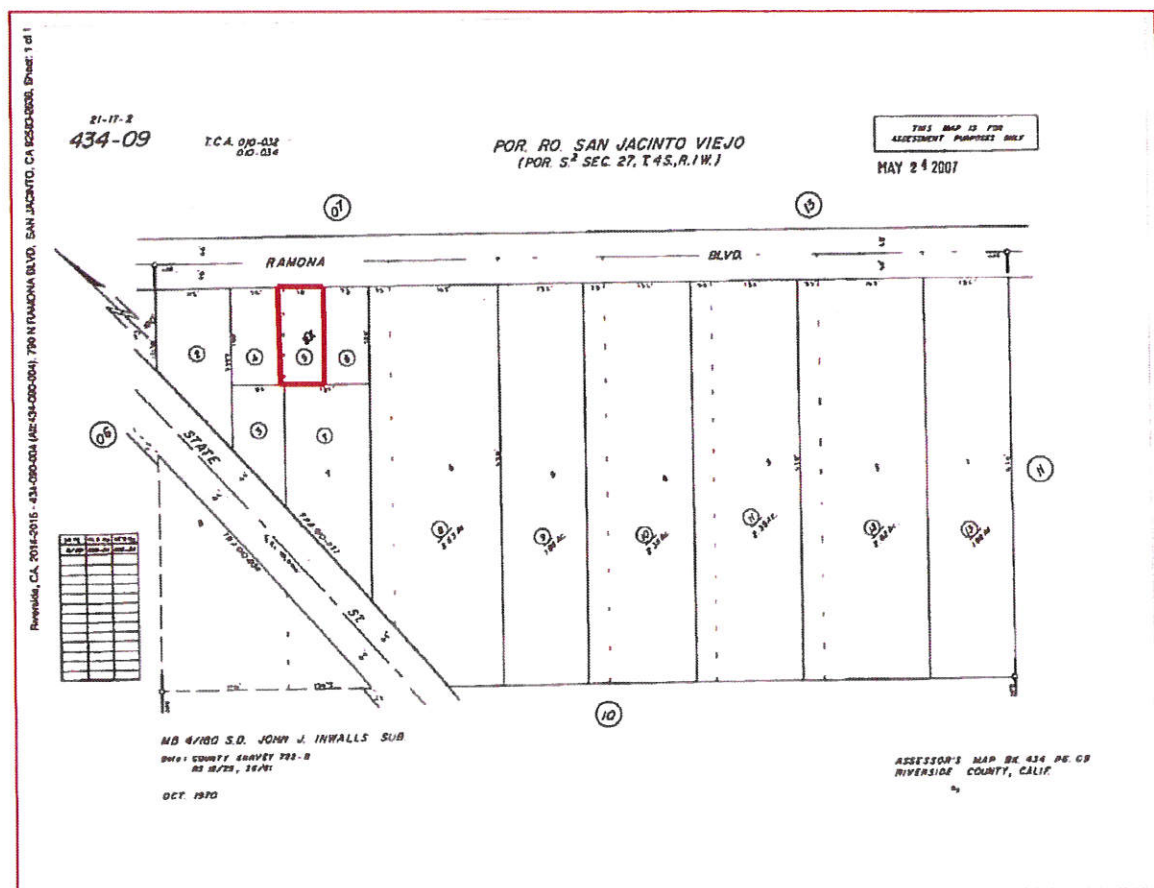
- Dispose of Site through sale by Successor Agency and either submit proceeds to the County of Riverside for distribution to taxing entities or use proceeds to pay enforceable obligations.

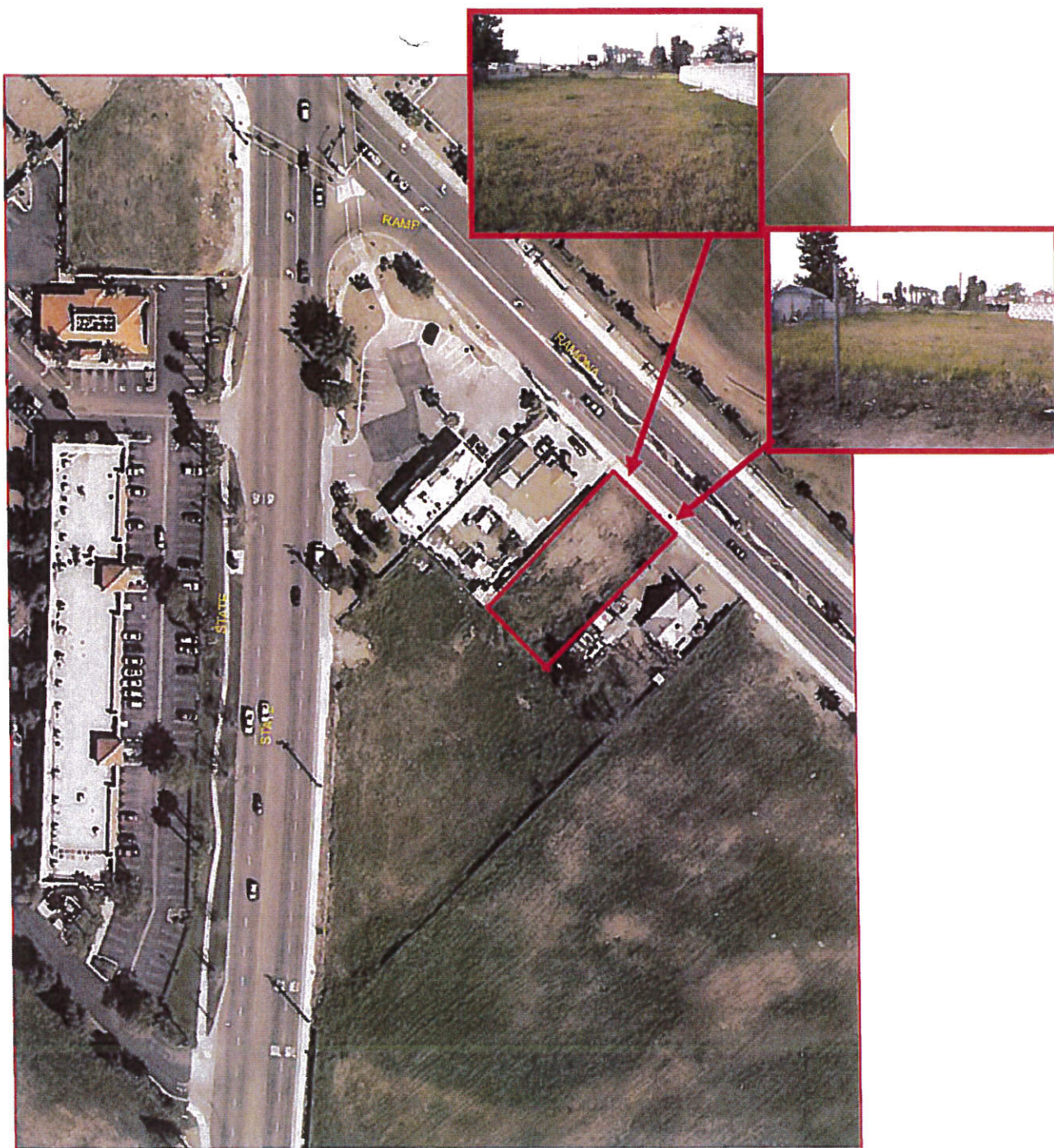
Advancement of the Planning Objectives of the Successor Agency:

- Not applicable.

Previous Development Proposals and Activity:

- No records of development proposals or activity.





Site # 2: 248 E. Main Street

Owner:

- Successor Agency to the Redevelopment Agency of the City of Jacinto

Address / Parcel Number:

- 248 E. Main Street, San Jacinto, CA
- 437-072-009-4, 437-072-010-4

Current Use / Description:

- Assessor's Parcel Number 437-072-009-4 is vacant. Assessor's Parcel Number 437-072-010-4 is the site of a portion of the former City Hall. The former City Hall structure was vacated following the floor collapse in 2007. Following the collapse it was determined that the building had no foundation and was deemed structurally unsound. When the building was vacated fencing was installed to prevent public access.

Acquisition Date / Acquisition Property Value / Acquisition Purpose:

- August 6, 1999
- \$227,000.00
- The Redevelopment Agency acquired the building, which was built in 1883, and adjacent parcel through judicial foreclosure. The Redevelopment Agency provided financing to a developer for purposes of rehabilitating an historic hotel for office purposes. Agency obtained property when developer defaulted on loan. Thereafter the property was utilized as a portion of City Hall.

Parcel Size:

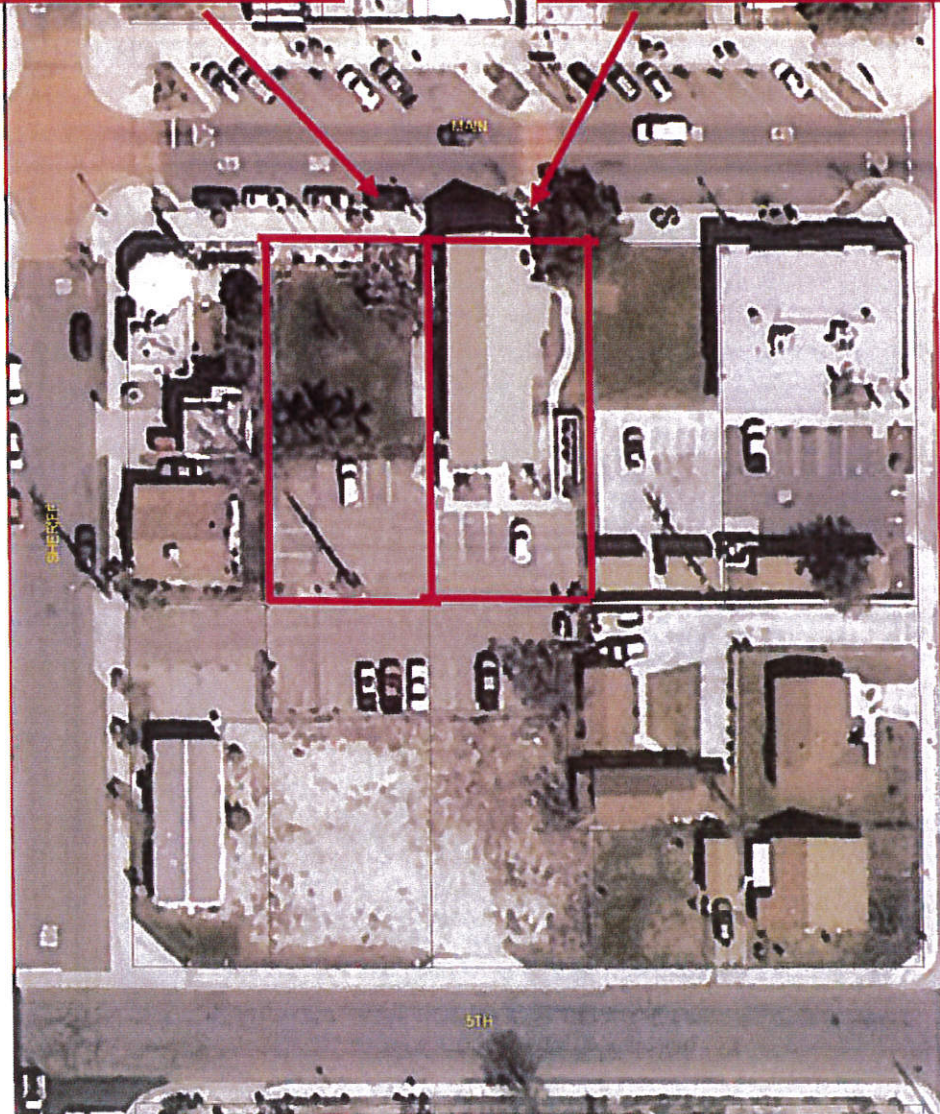
- .18 Acres (437-072-009-4)
- .18 Acres (437-072-010-4)

Current Zoning:

- Commercial Downtown

Estimate of Current Value / Property Revenue:

- Estimated value of Assessor's Parcel Number 437-072-009-4 is \$27,000.
- Estimated value of Assessor's Parcel Number 437-072-010-4 is \$0 "as is" due to the cost to install a foundation and bring the building up to current standards. Costs to bring the property up to code is approximately \$500,000.
- There is no property revenue on either parcel.



Site # 3: 181 E. Main Street

Owner:

- Successor Agency to the Redevelopment Agency of the City of Jacinto

Address / Parcel Number:

- 181 E. Main Street, San Jacinto, CA
- 437-046-010-3

Current Use / Description:

- Vacant parcel between two buildings which front Main Street in downtown San Jacinto

Acquisition Date / Acquisition Property Value / Acquisition Purpose:

- April 16, 2009
- \$8,672.00
- Originally acquired by the City on July 15, 1981 from Harold and June Donnell in order to retain the property for the San Jacinto Museum, which had occupied the property since 1939. The building was constructed with unreinforced masonry, deemed as an unsafe structure by the Building Official in 2005 when the roof collapsed, and demolished in 2009. The vacant property was transferred to the Redevelopment Agency on April 16, 2009 for development purposes.

Parcel Size:

- .07 Acres

Current Zoning:

- Commercial Downtown

Estimate of Current Value / Property Revenue:

- \$17,000.00 estimate of value
- No property revenue

History of Environmental Contamination:

- No record of environmental studies

Potential for Transit-Oriented Development:

- Potential for transit-oriented development does not exist. The subject property is not of adequate size to accommodate TOD and is not located adjacent to major transit facilities.

Use or Disposition of Property:

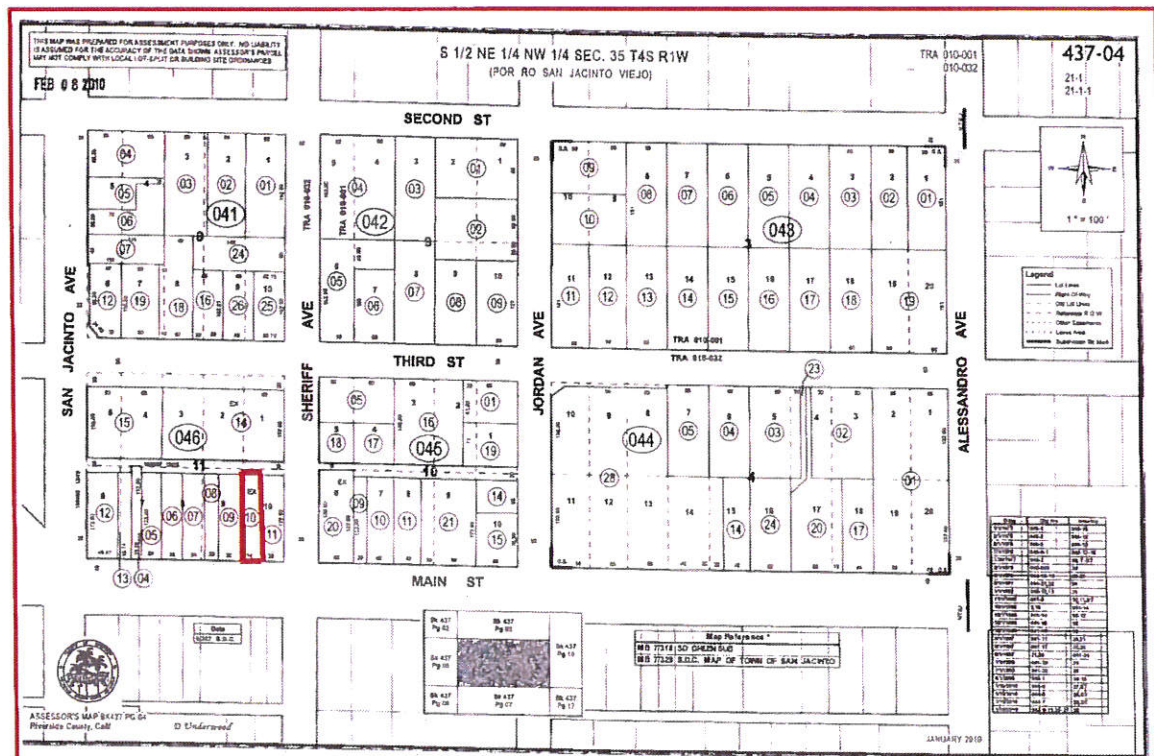
- Dispose of Site by negotiating with the developer who made the offer on March 23, 2015 and either submit proceeds to the County of Riverside for distribution to taxing entities or use proceeds to pay enforceable obligations.

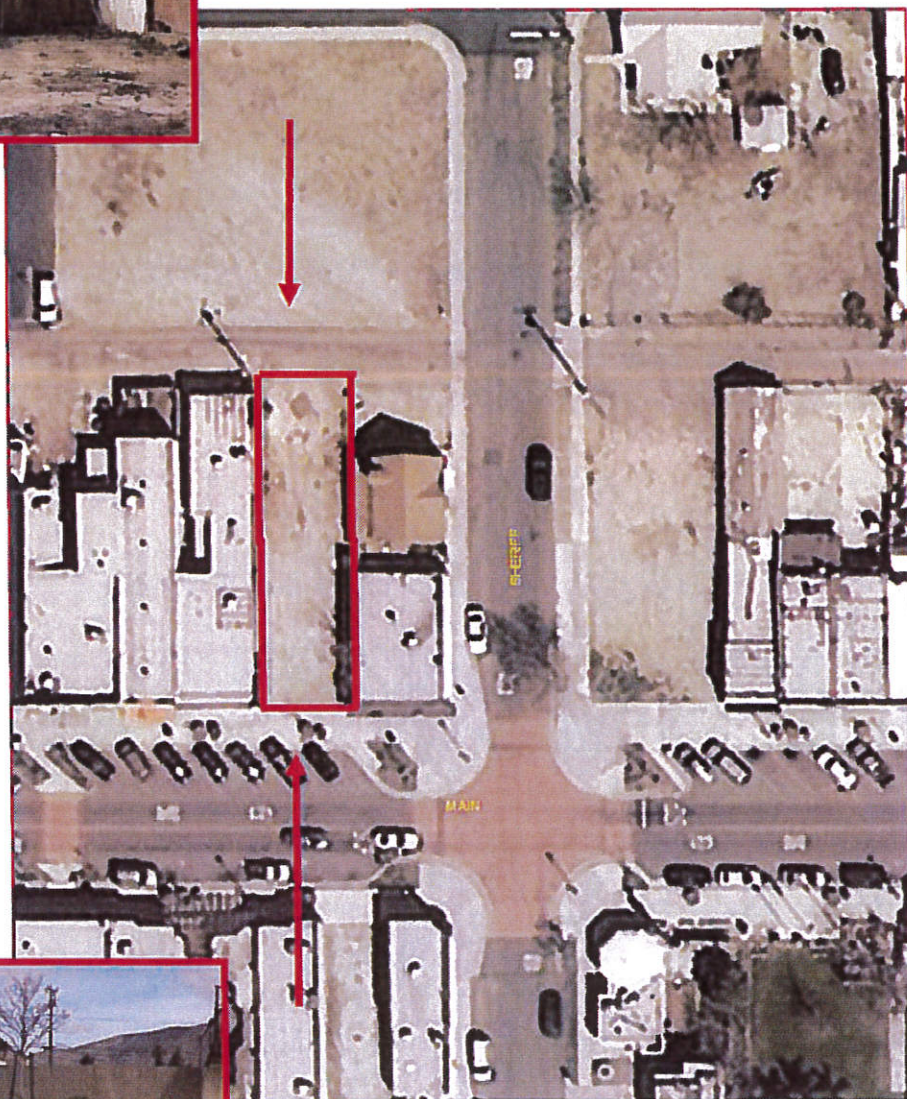
Advancement of the Planning Objectives of the Successor Agency:

- Not applicable

Previous Development Proposals and Activity:

- Offer received in March 23, 2015 for \$10,000 by developer who has acquired and is rehabilitating adjacent blighted properties.





Site # 4: San Jacinto Avenue and Commonwealth Avenue

Owner:

- Successor Agency to the Redevelopment Agency of the City of Jacinto

Address / Parcel Number:

- Not applicable
- 439-112-032, 439-112-033, 439-112-004, 439-112-008, 439-112-009

Current Use / Description:

- Vacant property located at the northeast corner of San Jacinto Avenue and Commonwealth Avenue
- The property was transferred from the Redevelopment Agency to the City of San Jacinto on June 28, 2011. Following the State Controller's report pursuant to Health and Safety Code Section 34176.5, the property was transferred back to the Successor Agency. Thereafter a Purchase and Sale Agreement was entered into between the City of San Jacinto and Mark Development in the amount of \$400,000. The Purchase and Sale is contingent upon the opening of escrow for the purchase of the intervening real property (APN 439-112-03 & 07) (waiveable at the City's election); contingent on the Department of Finance's approval of the purchase and sale agreement; the development of the property is anticipated to include a "sit-down" type restaurant. The Oversight Board approved the Purchase and Sale Agreement (Resolution No. 12-13) on October 11, 2012, which was forwarded to the Department of Finance on October 16, 2012. The Department of Finance did not object and the sale is proceeding.

Acquisition Date / Acquisition Property Value / Acquisition Purpose:

- March 2, 1994 (439-112-032) \$541,080
- March 4, 1994 (439-112-008) \$30,000
- April 6, 1994 (439-112-004 and 439-112-009) \$36,000
- Acquired by the Redevelopment Agency to eliminate blight and stimulate commercial development.
- October 6, 2004 (439-112-033) \$0 – this parcel was an abandoned waterline deeded to Redevelopment Agency by Eastern Municipal Water District.

Parcel Size:

- 1.98 Acres (439-112-032 / formerly APN 439-110-096)
- .09 Acres (439-112-033 / formerly APN 439-110-097)
- 6,000 square feet (439-112-004 / formerly APN 439-110-025)
- 2,500 square feet (439-112-009 / formerly APN 439-110-032)
- 9,000 square feet (439-112-008 / formerly APN 439-110-031)

Current Zoning:

- Commercial General

Estimate of Current Value / Property Revenue:

- \$400,000

History of Environmental Contamination:

- No record of environmental studies.

Potential for Transit-Oriented Development:

- Potential for transit-oriented development does not exist. The subject property is not located adjacent to major transit facilities.

Use or Disposition of Property:

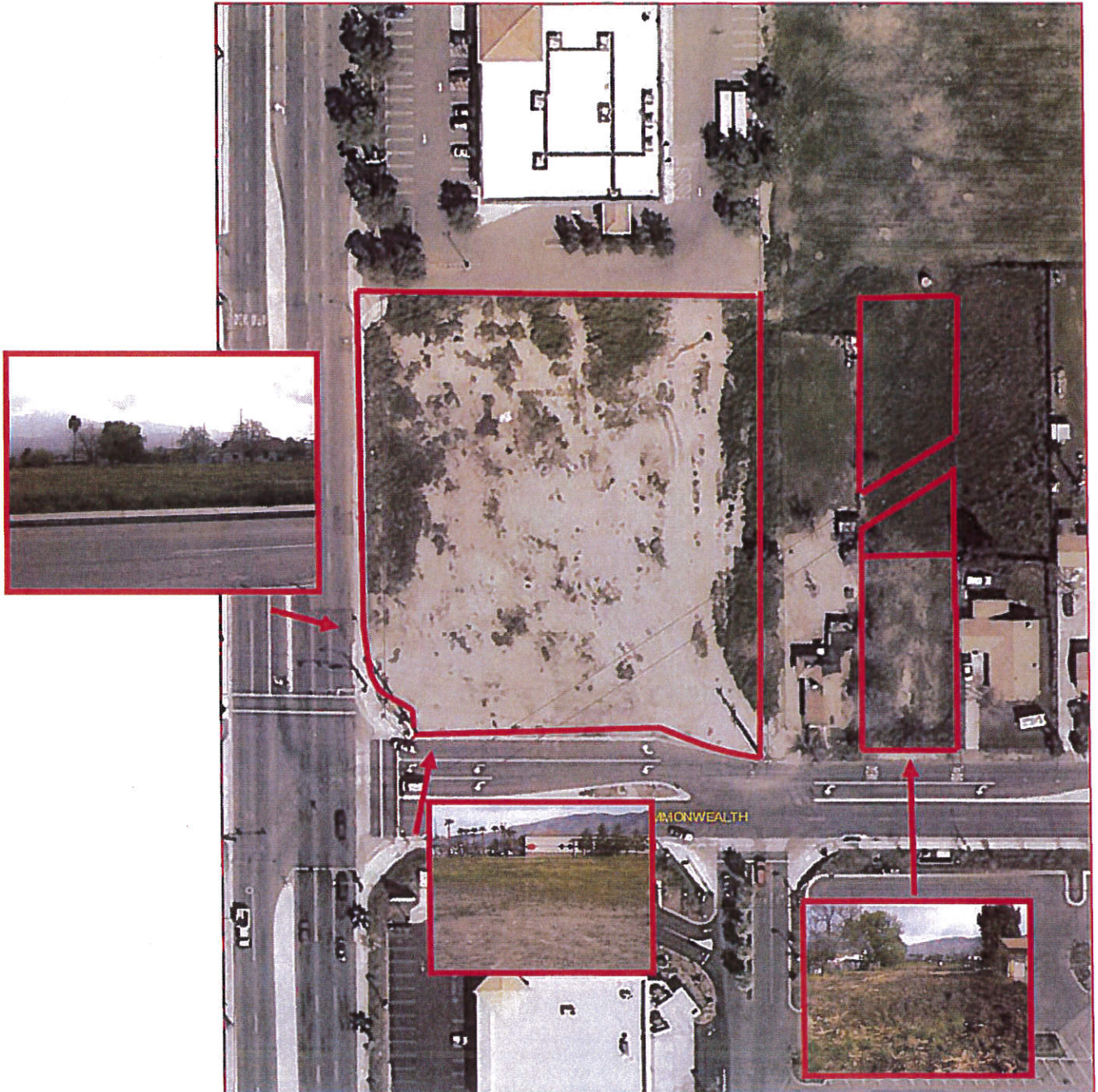
- Dispose of Site through sale by Successor Agency to Mark Development, Inc. pursuant to Purchase and Sale Agreement dated July 13, 2012, and either submit proceeds to the County of Riverside for distribution to taxing entities or use proceeds to pay enforceable obligations.

Advancement of the Planning Objectives of the Successor Agency:

- The sale and future development of the Site will further planning objectives by reducing sales tax leakage to other cities, and fill a void of sit-down restaurants.

Previous Development Proposals and Activity:

- In the early-to-mid 2000s, retail developers expressed interest in the hard corner (APNs 439-112-032 and 439-112-033). Either the project went to the neighboring City or disappeared altogether. An offer to purchase was submitted by Newton Oldacre McDonald for \$960,000 in October 2009 for the same parcels. After conducting due diligence, the developer withdrew the offer.



Site # 5: E. 7th Street

Owner:

- Successor Agency to the Redevelopment Agency of the City of Jacinto

Address / Parcel Number:

- Not applicable
- 433-180-034, 433-180-032, 433-180-031, 433-180-029

Current Use / Description:

- Vacant 4.92 acre property on E. Seventh Street adjacent to North Mountain Middle School

Acquisition Date / Acquisition Property Value / Acquisition Purpose:

- December 30, 1999
- \$34,617.00
- Acquired by the Redevelopment Agency from a developer for \$1 plus the payment of back taxes for the development of affordable housing

Parcel Size:

- 0.11 Acres (433-180-029)
- 3.22 Acres (433-180-031)
- 0.07 Acres (433-180-032)
- 1.52 Acres (433-180-034)

Current Zoning:

- Medium Density Residential (5.1 – 10.0 DU/AC)

Estimate of Current Value / Property Revenue:

- \$340,000
- No property revenue

History of Environmental Contamination:

- A Phase I Environmental Site Assessment conducted June 14, 2005. There was no evidence of recognized environmental conditions in connection with the property. The review of historical aerial photographs indicated that the property was previously used as an orchard and for low-growing crops. Environmentally persistent pesticides, if previously used on the

property may still be present. However, specific information regarding the previous use of such chemicals was not found.

Potential for Transit-Oriented Development:

- Potential for transit-oriented development does not exist.

Use or Disposition of Property:

- Transfer the property as a governmental purpose property to the Housing Authority for future affordable housing development. The property was originally acquired with Low and Moderate Income Housing Funds for affordable housing purposes. Due to the downturn in the economy, the property was not developed for affordable housing during the 10 year statutory time frame. As a result, the Redevelopment Agency repaid the Low and Moderate Income Housing Fund with 80% funds but still anticipated the site would be developed with affordable housing when economically feasible. The property is zoned residential and is identified in the Housing Element of the General Plan as an affordable housing site.

Advancement of the Planning Objectives of the Successor Agency:

- The sale and future development of the Site by the Housing Authority will further planning objectives through:
 - The construction of 66 low/very low income housing units allows a 35% density bonus thereby assisting the City with meeting the Regional Housing Need Assessment (RHNA) for San Jacinto of 2,433 units in the 2014-2021 planning period.

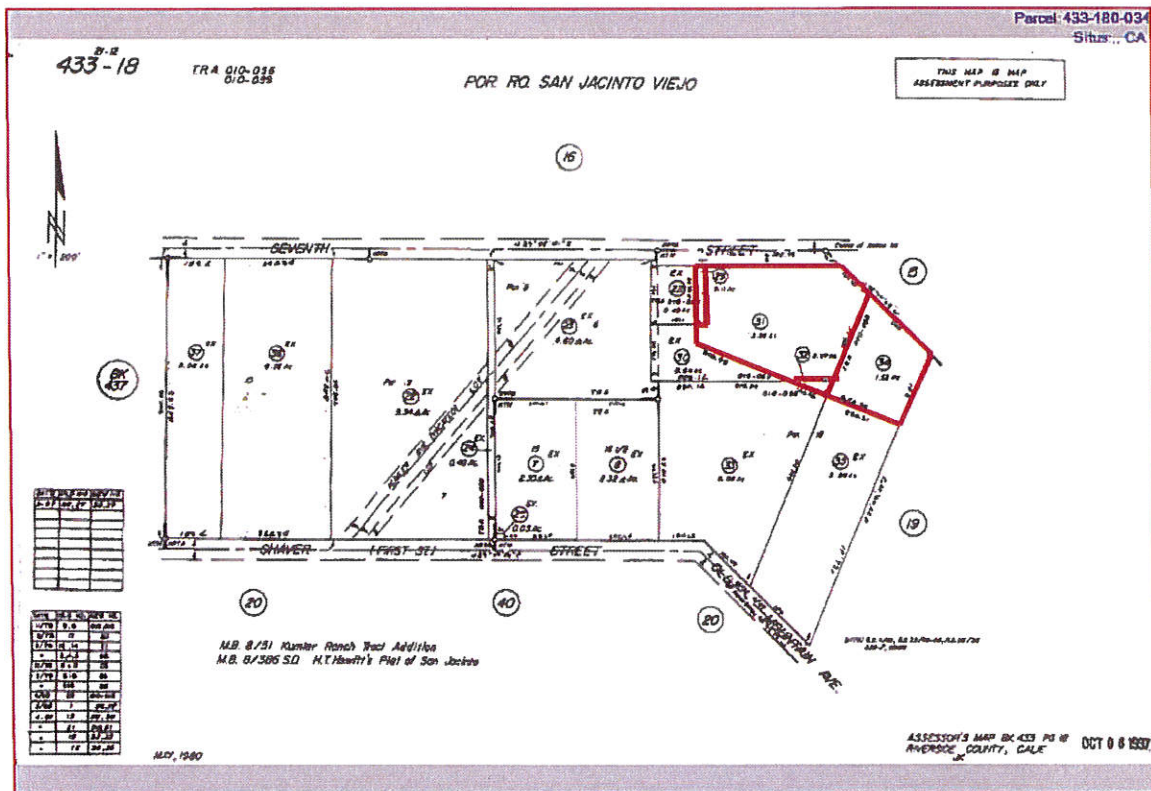
Previous Development Proposals and Activity:

- California Health and Safety Code Section 3334.16 required that the Redevelopment Agency initiate housing activities on property purchased with Housing Funds within five (5) years of the date of acquisition. Section 3334.16 also permitted the Agency to extend the initial five (5) year holding period for an additional five (5) years. Because no development proposals had been submitted since the time of acquisition, the Redevelopment Agency, in July 2004, extended the initial five (5) year holding period for an additional five (5) years. In July 2009, in the midst of the economic downturn, the development of an affordable housing project on the property was not economically viable. Consequently, the Redevelopment Agency authorized a budget transfer to refund the Housing Fund from the Agency's 80% general redevelopment fund.

On October 13, 2010, a Letter of Intent was submitted by an affordable housing developer to the Redevelopment Agency for \$50,000 per net acre. Due to uncertainties in the future of Redevelopment, the project did not move forward.

On January 27, 2012, the San Jacinto City Council elected not to retain Redevelopment Agency Housing Assets and Functions and transferred them to the San Jacinto Housing Authority.

On October 30, 2013, a development proposal was submitted by C&C Development outlining a 9% California Tax Credit project. The developer requested the City to carry back a residual receipts loan in the amount of \$1,500,000 recorded against the property. The proposal also assumes a deferral of city impact fees for 60% of the development impact fees and waiver of Transportation Uniform Mitigation Fees. The financing plan would provide for the construction of 66 affordable family units, 100% of which would be restricted to low and very low income households.





Site # 6: 201 E. Main Street

Owner:

- Successor Agency to the Redevelopment Agency of the City of Jacinto

Address / Parcel Number:

- 201 E. Main Street, San Jacinto, CA
- 437-045-020-9

Current Use / Description:

- Vacant parcel converted into pocket park

Acquisition Date / Acquisition Property Value / Acquisition Purpose:

- April 16, 2009
- \$500.00
- Originally acquired by the City on October 1, 1977 and utilized as a portion of City Hall. The building was deemed structurally unsound by the Building Official in 2007 and demolished in 2009. Transferred to the Redevelopment Agency on April 16, 2009 for development purposes. Due to the lack of development opportunities the parcel was converted to a park in 2010.

Parcel Size:

- .12 Acres

Current Zoning:

- Commercial Downtown

Estimate of Current Value / Property Revenue:

- \$37,000.00 estimate of value
- No property revenue

History of Environmental Contamination:

- No record of environmental studies

Potential for Transit-Oriented Development:

- Potential for transit-oriented development does not exist. The subject property is not of adequate size to accommodate TOD and is not located adjacent to major transit facilities.

Use or Disposition of Property:

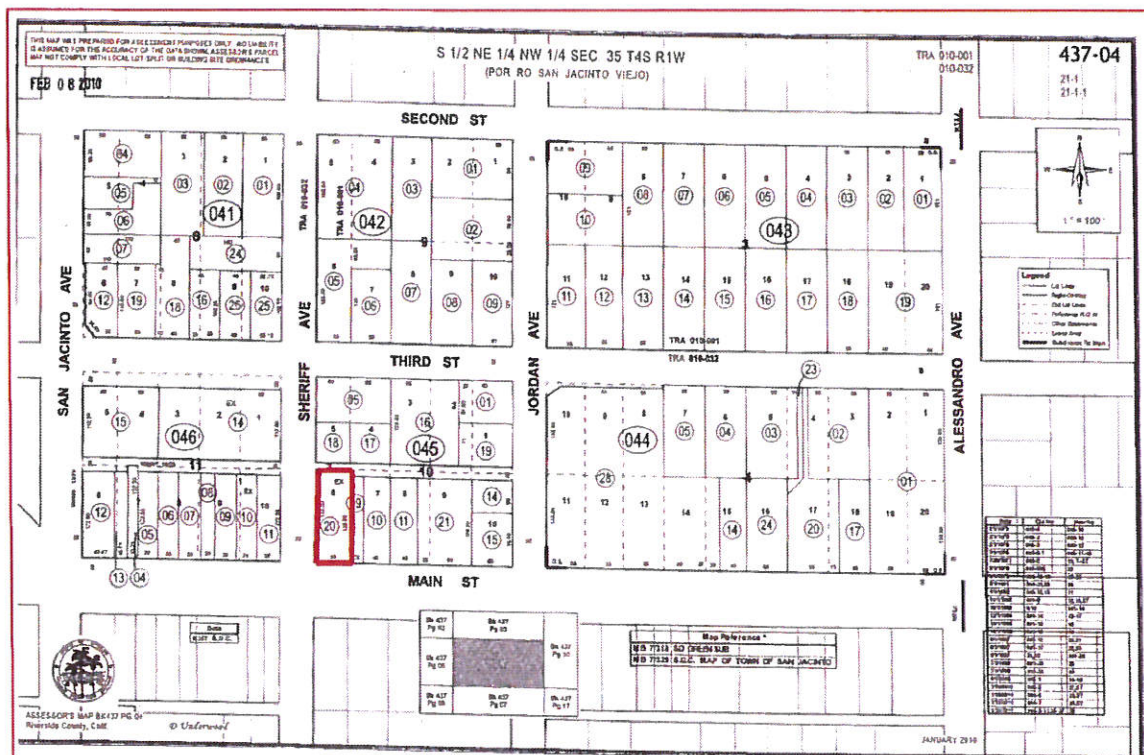
- Transfer site to City of San Jacinto as governmental purpose property and continue use as a downtown pocket park.

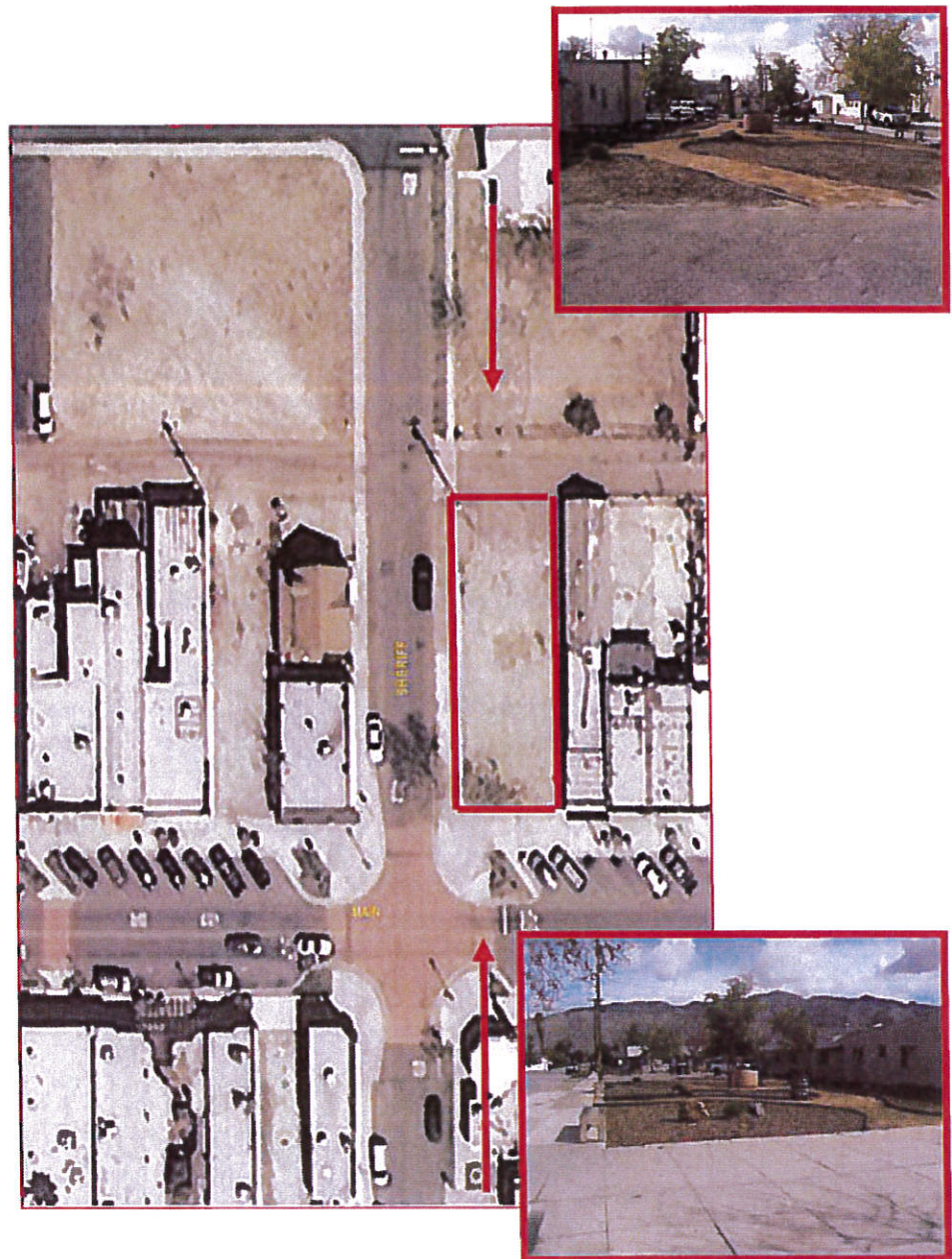
Advancement of the Planning Objectives of the Successor Agency:

- Not applicable.

Previous Development Proposals and Activity:

- No records of development proposals or activity.





Site # 7: Industrial Way

Owner:

- Successor Agency to the Redevelopment Agency of the City of San Jacinto

Address / Parcel Number:

- Not Applicable
- 435-020-031-8

Current Use / Description:

- Vacant Parcel
- Located on Industrial Way, west of Grand Avenue, immediately adjacent to City-owned vacant land and well-site

Acquisition Date / Acquisition Property Value / Acquisition Purpose:

- August 2, 2002
- Not applicable (transferred by City at no cost)
- Transferred to the Redevelopment Agency for development purposes.

Parcel Size:

- 1.0 acre

Current Zoning:

- Industrial Light

Estimate of Current Value / Property Revenue:

- \$114,000.00 estimate of value
- No property revenue

History of Environmental Contamination:

- No record of environmental studies

Potential for Transit-Oriented Development:

- Potential for transit-oriented development does not exist. The subject property is not located adjacent to major transit facilities.

Use or Disposition of Property:

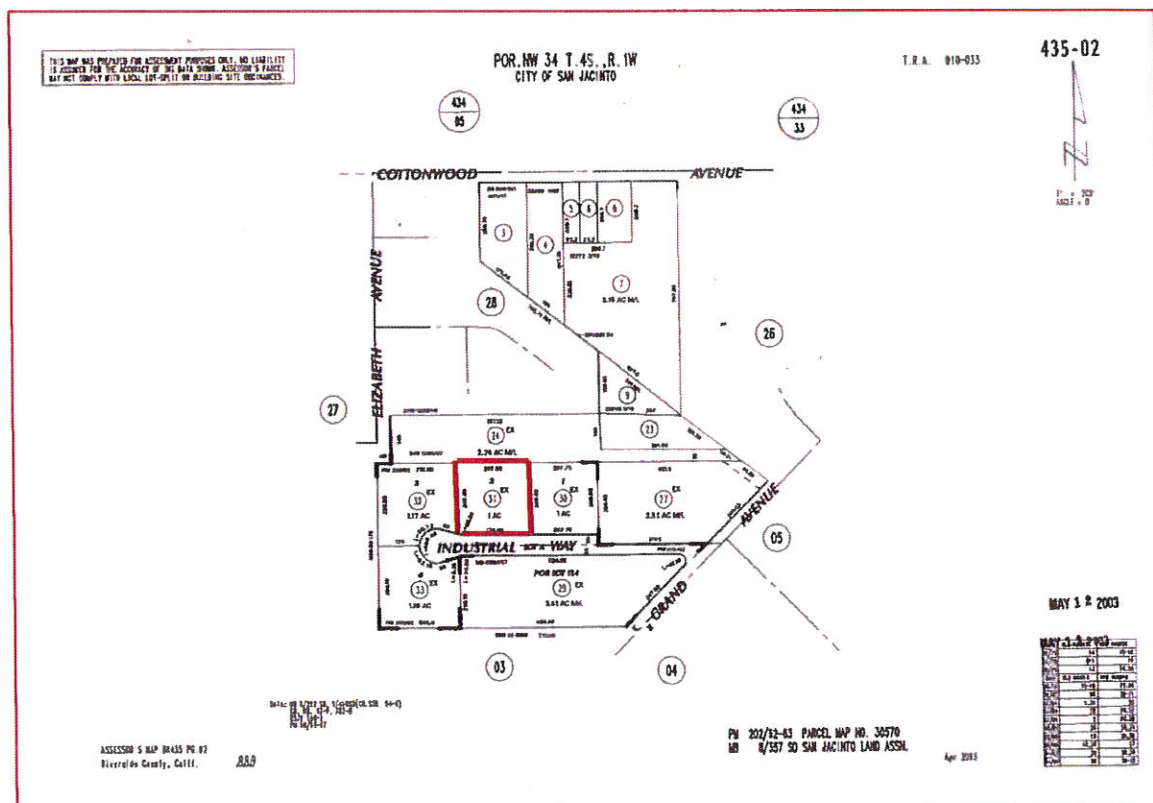
- Transfer to the City for governmental use to facilitate the expansion of the Public Works Corporate Yard. The existing Corporate Yard facilities have reached capacity. Because the site is in the immediate vicinity of the Corporate Yard, as well as the City-owned well site, the location and adjacent City-owned parcels were identified for the expansion of the Corporate Yard and related uses.

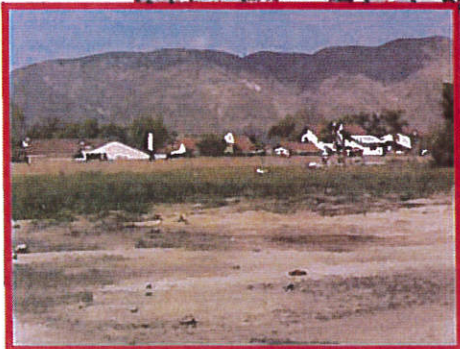
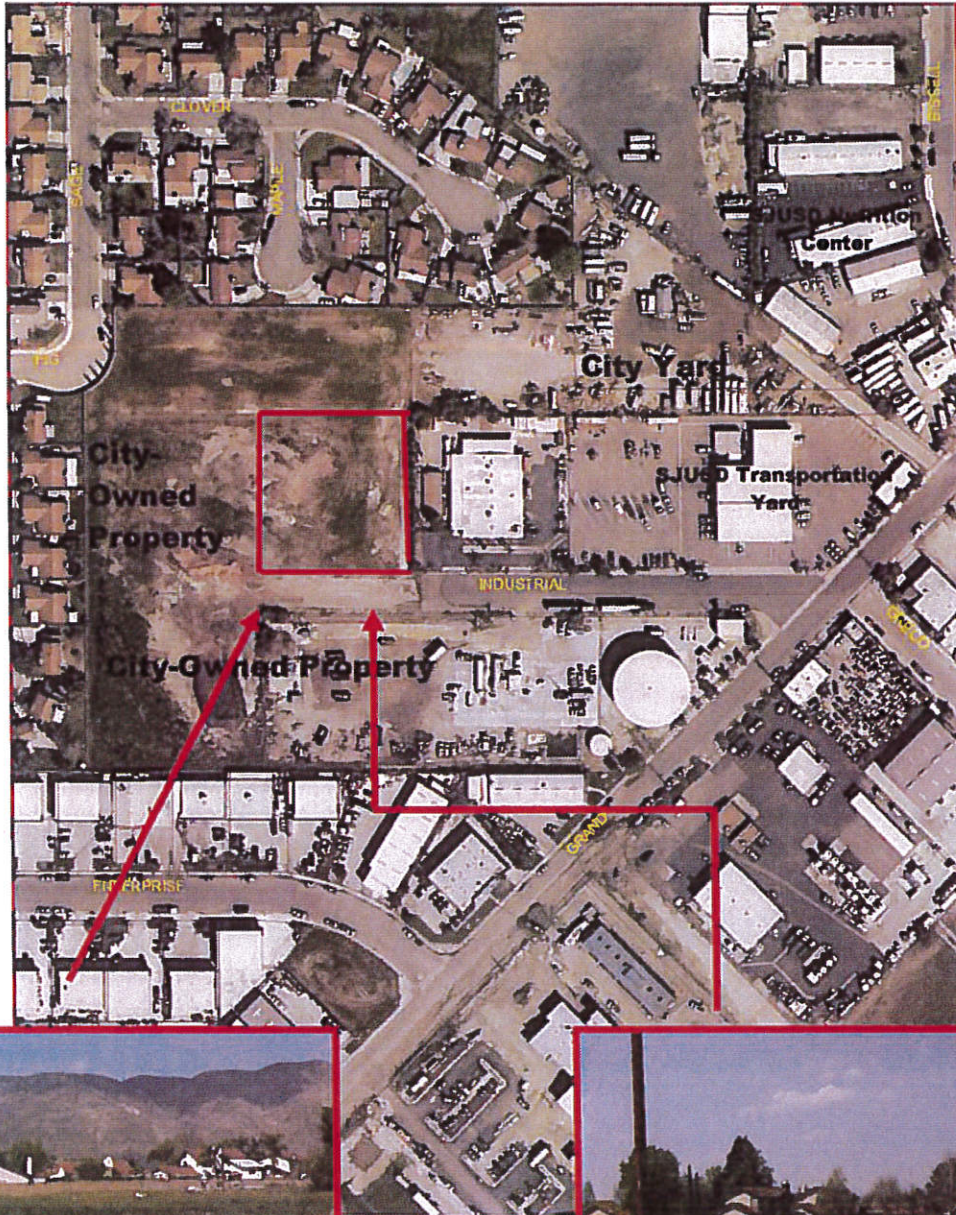
Advancement of the Planning Objectives of the Successor Agency:

- Not applicable.

Previous Development Proposals and Activity:

- No records of development proposals or activity.





Site # 8: San Jacinto Branch Line

Owner:

- Successor Agency to the Redevelopment Agency of the City of San Jacinto

Address / Parcel Number:

- Not Applicable
- 435-211-001-1, 435-211-002-2, 435-211-003-3, 435-220-024-0

Current Use / Description:

- Vacant property is located adjacent to the San Jacinto Branch Line (railroad) and is the original home site of the founder of San Jacinto

Acquisition Date / Acquisition Property Value / Acquisition Purpose:

- September 8, 2010
- \$577,089.00
- To eliminate blight and stimulate commercial development. The property consisted of 15 substandard units occupied by 10 households consisting of 26 individuals, all of whom were relocated.

Parcel Size:

- 4.71 acres

Current Zoning:

- Industrial Light

Estimate of Current Value / Property Revenue:

- \$577,089.00
- No property revenue

History of Environmental Contamination:

A Phase I and Phase II Environmental Studies were conducted in 2010. The assessment revealed data gaps in the history and site usage of the property. The property was not included on any Federal or applicable State Superfund List. However, a residence on the site was listed on the US CDL (Clandestine Drug Labs) List. The assessment also revealed several recognized and/or potential Recognized Environmental Conditions and concerns including:

Petroleum stained ground surfaces; stained surface of floor area and potential downward migration of volatile organic compounds and metals as a result of painting/staining activities; a clandestine drug lab; and potential presence of an unreported underground fuel storage tank. The stained ground surfaces are not considered to be a large-scale environmental concern and appear to be limited to the upper two feet of soils, where encountered. The soils need to be removed and disposed of properly.

In 2013, lead and asbestos abatement was performed on 15 substandard units with demolition taking place shortly thereafter.

Potential for Transit-Oriented Development:

- Potential for transit-oriented development does exist. The subject property is located adjacent to the San Jacinto Branch Line which served the area from Riverside via Perris from the 1880s through the 1990s. The 24-mile stretch from Riverside to Perris is currently under construction and is expected to open by late 2015. The Riverside County Transportation Commission owns the rail right-of-way from Perris to San Jacinto; and a feasibility study will be undertaken in 2015 to evaluate the rail line extension in which San Jacinto would serve as the terminus.
- The Riverside Transit Agency has a route that passes the site. Thus, said site would also serve as a bus stop and provide transportation for those boarding and disembarking from the train.

Use or Disposition of Property:

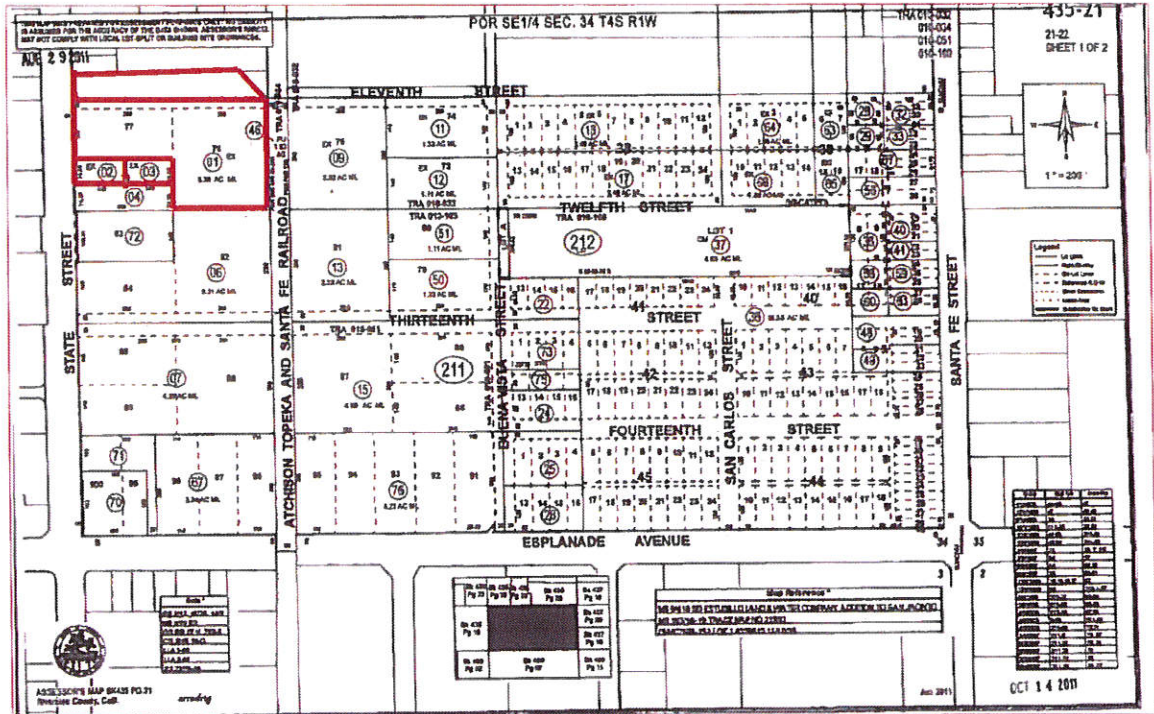
- Transfer to the City for governmental use as a train/multi-modal transportation facility. The site will be utilized for commuter rail services provided by Metrolink, as well as local and regional bus services provided by the Riverside Transit Agency.

Advancement of the Planning Objectives of the Successor Agency:

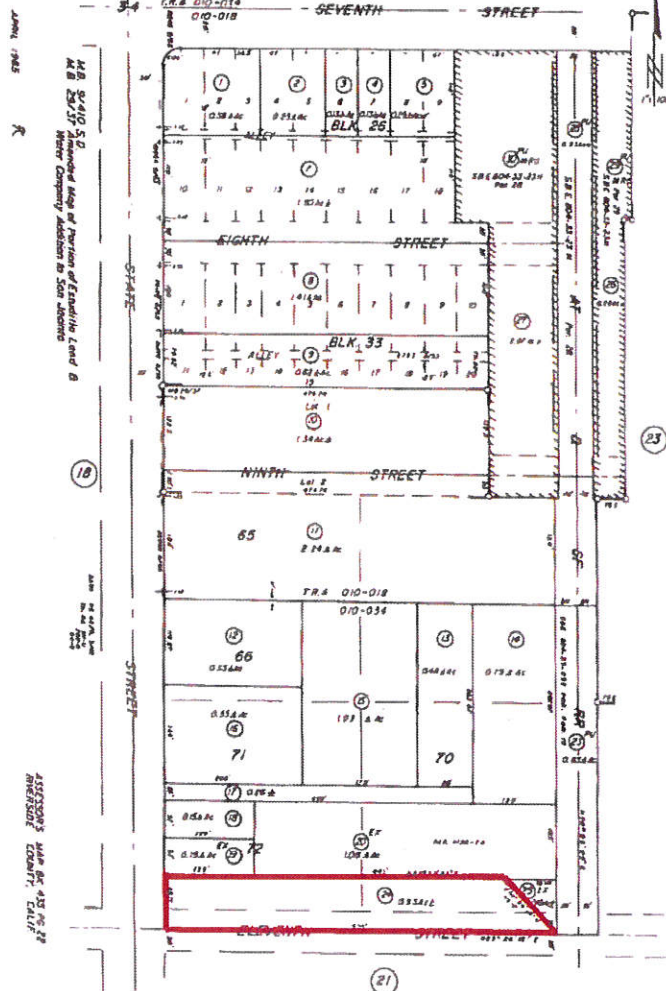
- The City of San Jacinto was awarded a Strategic Growth Council Sustainable Communities Grant in 2014 in which to create the Downtown Specific Plan. This site will be identified in the Downtown Specific Plan as a future train/multi-modal station and facilitate future transit oriented development on adjacent parcels.

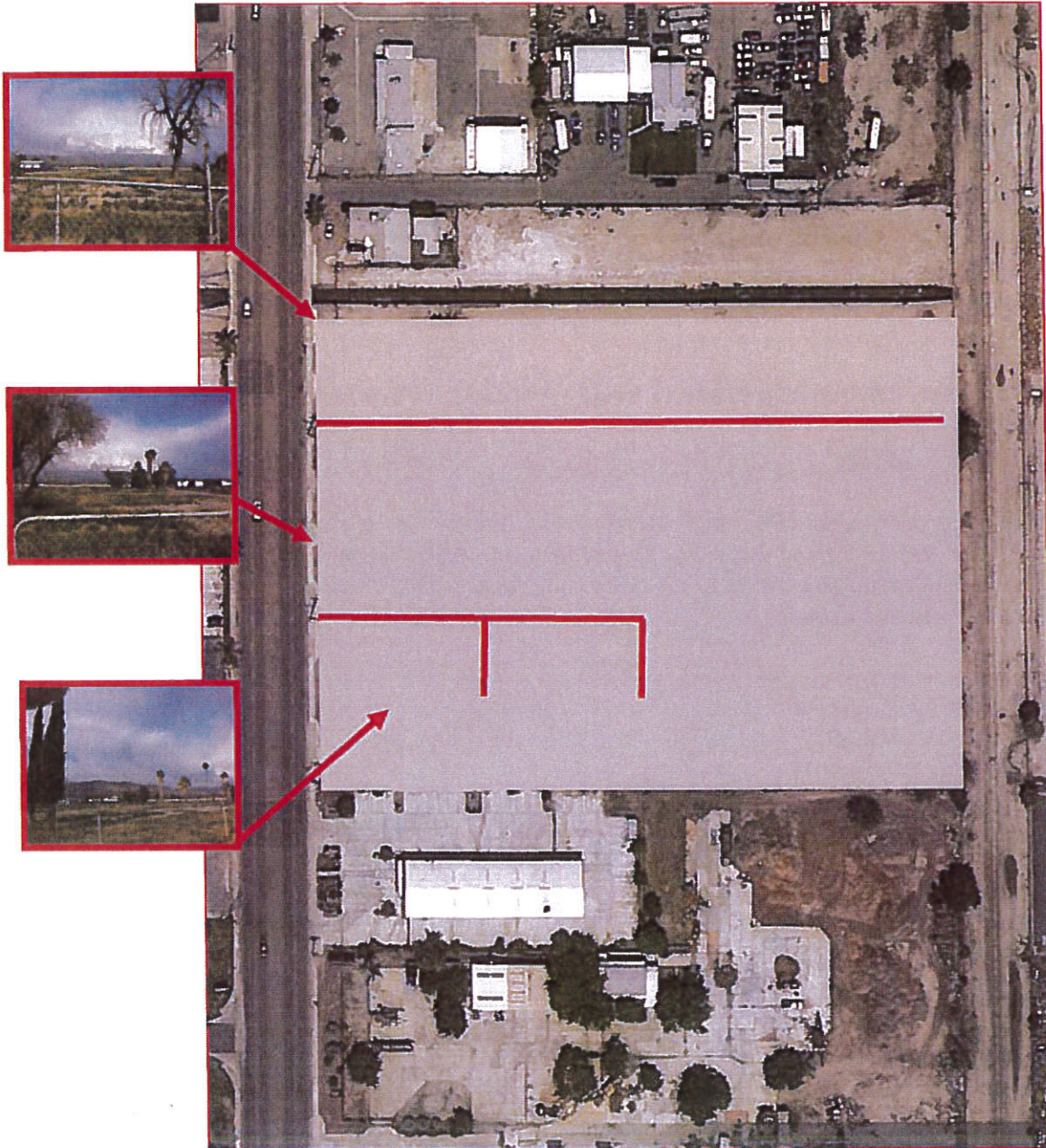
Previous Development Proposals and Activity:

- No records of development proposals or activity.



POR. SE 1/4 SEC. 34, T. 4S, R. 1W.

[illegible]



Site # 9: 501 S. San Jacinto Avenue

Owner:

- Successor Agency to the Redevelopment Agency of the City of San Jacinto

Address / Parcel Number:

- 501 S. San Jacinto Avenue
- 437-076-001, 437-076-002

Current Use / Description:

- Vacant property located on corner of San Jacinto Avenue and Fifth Street, adjacent to City Hall

Acquisition Date / Acquisition Property Value / Acquisition Purpose:

- September 7, 2011
- \$779,000.00
- Blighted property acquired by the Redevelopment Agency for the creation of a Civic Center. The intent was to expand the Police Department into the adjacent Community Center, and relocate the Community Center next to City Hall. In addition, it was envisioned that the new property would accommodate a library and parking facilities.

Parcel Size:

- .21 acres (437-076-001)
- 1.02 acres (437-076-002)

Current Zoning:

- Commercial Downtown

Estimate of Current Value / Property Revenue:

- \$779,000.00
- No property revenue

History of Environmental Contamination:

- Asbestos and lead based paint removed prior to demolition of buildings. No record of other environmental studies.

- Potential for transit-oriented development does not exist. The subject property is not located adjacent to major transit facilities.

- Transfer to the City for governmental use for the creation of a Civic Center and Library, also allowing for expansion of the Police Department.

- The retention of the property would facilitate the relocation of the Community Center which would allow the expansion of the Police Department. Coupled with the addition of a library, said public facilities would create critical mass thereby serving as a catalyst for attracting new retail and high density development in the blighted Downtown area of San Jacinto.

- No records of development proposals or activity.

